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September 12, 1968

MEMORANDUM

TO: Boston Redevelopment Authority
FROM: Hale Champion, Development Administrator
SUBJECT: BOARD OF APPEAL REFERRALS (Tabled Item)

Re: Petitions Nos. Z-1227 - Z-1228
Boston Housing Authority
5-9A & 11-15A Melville Ave., Dorchester

Petitioner seeks two Forbidden Use Permits and multiple variances to erect one 18 unit and one 22 unit Housing for the Elderly structures in a Residential (R-.5) District. The proposal would violate the code as follows:

	<u>Req'd.</u>	<u>Proposed</u>
<u>5-9A Melville Av. (18 units)</u>		
Sect. 8-7 Multi-family dwelling is Forbidden in an R-.5 district		
Sect. 14-1 Lot area is insufficient	2 acres	51,436 sq.ft.
Sect. 14-2 Lot area for additional dwelling unit is insufficient	300 sq.ft./du	0
Sect. 15-1 Floor area ratio is excessive	0.5	0.66
Sect. 17-1 Usable open space is insufficient	1000 sq.ft./du	403 sq.ft./du
Sect. 23-1 Off-street parking is insufficient	4 spaces	3 spaces
<u>11-15A Melville Av. (22 units)</u>		
Sect. 8-7 Multi-family dwelling is Forbidden in an R-.5 District		
Sect. 14-1 Lot area is insufficient	2 acres	51,436 sq.ft.
Sect. 14-2 Lot area for additional dwelling unit is insufficient	3000 sq.ft./du	0
Sect. 14-5 (b) Access to building in rear is insufficient	50 ft.	
Sect. 14-5 (c) Distance between buildings is insufficient	80 ft.	
Sect. 15-1 Floor area ratio is excessive	0.5	0.66
Sect. 17-1 Usable open space is insufficient	1000 sq.ft./du	403 sq.ft./du
Sect. 18-1 Front yard is insufficient	25 ft.	
Sect. 19-1 Side yard is insufficient	10 ft.	6.10 ft.
Sect. 20-1 Rear yard is insufficient	40 ft.	18 ft.
Sect. 23-1 Off-street parking is insufficient	4 spaces	3 spaces

The property is located on Melville Avenue near the intersection of Melville Avenue and Washington Street. The petitioner proposes to erect two (2) Housing for the Elderly structures providing a total of 40 housing units. The structures will be approximately 24 feet in height and will contain a basement and two floors of housing. One building will front on Melville Avenue and the other will be erected to the rear, each building will represent a linear mass of approximately 220 feet in length. The effect of this linear form of development in the context of this particular setting would be excessively massive and inappropriate with the existing character of this older residential area. The landscape treatment is inadequate and makes no attempt to integrate the housing units into its surrounding. The staff is not opposed to the construction of Housing for the Elderly on this site, but rather, is opposed to the planning and design of the proposed development as it relates to the surrounding area.

VOITED: That in connection with Petitions Nos. 1227-1228, brought by the Boston Housing Authority, 5-9A & 11-15A Melville Avenue, Dorchester, for two Forbidden Use Permits and variances of insufficient lot area, lot area for additional dwelling units, access to rear building, distance between buildings, open space, front yard, side yard, rear yard, off-street parking and excessive floor area ratio to erect one 18 unit and one 22 unit Housing for the Elderly structures in a Residential (R-.5) district, the Boston Redevelopment Authority recommends denial as submitted. The effect of this linear form of development in the context of this particular setting would be excessively massive and inappropriate with the existing character of this older residential area. The landscape treatment is inadequate and makes no attempt to integrate the housing units into its surrounding. The Authority is not opposed to the construction of the Housing for the Elderly on this site, but rather, is opposed to the planning and design of the proposed development as it relates to the surrounding area.

